



MEMORANDUM
PUBLIC WORKS AND FACILITIES
PROPERTY MANAGEMENT DIVISION
County of Placer

TO: Board of Supervisors
DATE: July 25, 2017

FROM: Ken Grehm, Director of Public Works and Facilities
By: Mark Rideout, Deputy Director

SUBJECT: Property Management / Update on Community Outreach / Tahoe City Firehouse Properties

ACTION REQUESTED

Receive an update on community outreach pertaining to opportunities for the Tahoe City Firehouse Properties located at western portion of Commons Beach and direct staff to initiate a Request for Information process and provide guidance on the evaluation criteria.

BACKGROUND

The western portion of Placer County's iconic Commons Beach in Tahoe City is improved with the former North Tahoe Fire Station 51 (Station 51), Tahoe Community Center (TCC), plazas and other site improvements (see Attachment 1). On June 18, 2013, your Board clarified County ownership of Station 51 by accepting a quitclaim from North Tahoe Fire, and directed staff to assess the building's condition, including code compliance. In 1976, the Tahoe City Public Utility District (TCPUD) accepted a quitclaim for the TCC, and Property Management is now evaluating how a quitclaim from TCPUD to the County can clear any title ambiguities.

The Tahoe City community has long discussed the future of Station 51 and the TCC, at least dating back to the late 1990's when planning started for the 2002 park improvement project. Since that time, the community continued to discuss the future of this area, and in 2011 your Board approved a North Lake Tahoe Resort Association expenditure for conceptual analysis. This process resulted in a wide range of alternatives, and given the status of other planning efforts (e.g., Tahoe Basin Area Plan, Mobility Study) and expenses projected, a project was not pursued.

Since the County's ownership of Station 51, this building has been used to store search and rescue equipment, and support community events like blood drives. The TCC continues to be operated by the TCPUD who manages the occupancy by the Tahoe Arts. Rents paid do not support this building's operation. The former Visitor Center, a one-room addition to the TCC, which is adjacent to both Station 51 and the TCC is vacant. In 2013 County staff procured a Building Condition Assessment and Accessibility Review which determined that these buildings would require \$523,000 to bring them into compliance. This did not address costs to update buildings systems (e.g., heating and ventilation) and a new roof on the TCC.

At the end of last year, several individuals inquired about Station 51, expressing interest in leasing the building for a variety of uses. To fully explore the potential of Station 51 and the TCC (collectively "Tahoe City Firehouse Properties"), staff engaged a professional facilitator to restart discussions about the potential reuse of these properties through a robust public outreach process. At the outset of this process, a steering committee of community stakeholders was formed, and identified a number of Guiding Principles (see Attachment 2). Through steering committee meetings, one-on-one discussions with community leaders, and two community workshops in the building staff received input related to future use.

Community input included a wide range of ideas however throughout the process there was not one idea that clearly rose to the top. People were divided on whether or not they thought the buildings (one or both) should be demolished to make way for a plaza or open space. There were however themes that developed including the idea of being able to use the space at many different times of day, all seasons of the year, and appealing to all age groups. People pointed to successful projects in other cities where portions may translate to this site including the Eddy and West Street Market in Reno, the Barn in West Sacramento, the Lot in Bend Oregon, and the Oxbow Public Market in Napa. What all these places have in common is they are mixed use spaces made up of many small vendor kiosks either under the same roof or outdoors and have a flexible, creative setting. Specific uses included the following:

- Multi-Use cultural arts/community center (model program – artspace.org)
 - Dance, gallery, theater, music
 - Weddings, speaker series, workshops for kids
 - Meeting space for local organizations
 - Make art programs interactive
 - Showcase local public art
 - Teen center
 - Artist residence
 - Outdoor sculpture garden
- Space for food trucks on plaza
- Café should highlight local foods + culture
- Employee housing
- Climbing gym/juice bar
- Interim use as a summer camp with free art on Saturdays
- Open space to provide greater view to beach
- Incorporate bike trail along North Lake Blvd
- Sell off entire Commons Beach and apply proceeds towards Tahoe City community center

To provide an opportunity for parties to propose on a reuse that provides these types of uses, staff recommends your Board direct Property Management to initiate a Request for Information (RFI) process to receive proposals for the development and operation of these uses. Staff is seeking your Board's input as to the evaluation criteria which along with the Guiding Principles may include: 1) leveraging County one-time funding; 2) providing economic return to community and County; 3) providing flexible space allowing a variety of uses depending on time of year/day; and 4) respecting constraints and community vision for the property. Following conclusion of the RFI process, staff will return to your Board with a range of alternatives that may include long-term leases, demolition of the building(s), site improvements, and requested funding.

ENVIRONMENTAL IMPACT

The proposed action by your Board is considered an administrative action. As such, it does not constitute a project, and is not subject to environmental review per the California Environmental Quality Act Guidelines Section 15378(b)(5).

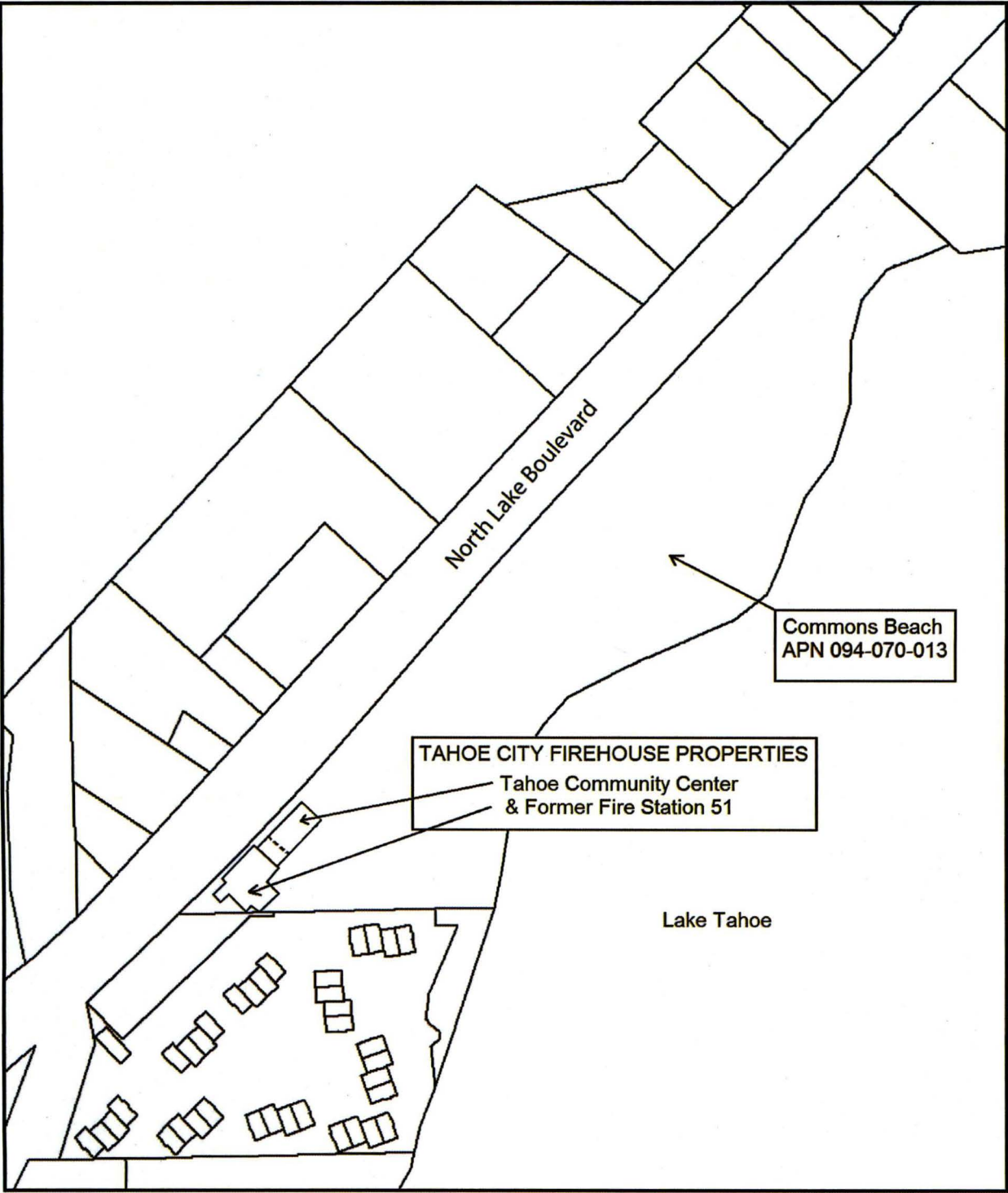
FISCAL IMPACT

Total costs to perform the proposed RFI process is estimated at \$50,000. There are sufficient funds in the Property Management Division FY 2017-18 Proposed Budget for project management and legal costs associated with the development and issuance of the RFI.

ATTACHMENTS

Attachment 1 - Commons Beach

Attachment 2 - Guiding Principles



**Tahoe City Firehouse Properties
Revitalization Guiding Principles**

- Bring people together
- Provide economic benefits to Tahoe City
- Improve water + scenic quality at Lake Tahoe (Views)
- Be feasible in terms of cost and time to implement
- Be financially sustainable
- Link to current Plans—i.e. Mobility Plan (bike paths), Area Plan, etc.
- Be innovative, creative and enhance a sense of community in downtown Tahoe City